

**MINUTES OF THE
AUBURN CITY PLANNING COMMISSION MEETING
OCTOBER 7, 2008**

The regular session of the Auburn City Planning Commission was called to order on October 7, 2008 at 6:34 p.m. by Chairman Smith in the Council Chambers, 1225 Lincoln Way, Auburn, California.

COMMISSIONERS PRESENT: Nardini-Hanson, Spokely, Worthington, Young, Chrm. Smith

COMMISSIONERS ABSENT: None

STAFF PRESENT: Wilfred Wong, Community Development Director; Reg Murray, Senior Planner; Sue Fraizer, Administrative Assistant

ITEM I: CALL TO ORDER

ITEM II: APPROVAL OF MINUTES

The minutes of the August 19, 2008 meeting were approved as submitted. The minutes of the September 2, 2008 meeting were approved as submitted.

ITEM III: PUBLIC COMMENT

None.

ITEM IV: PUBLIC HEARING ITEMS

- A. **Tentative Subdivision Map Extension & Design Review Permit Extension - 580 Wall Street (Wall Street Gardens Condominiums) - File # Sub Ext 05-2(A) & DRP Ext 05-7(A).** The applicant requests approval of a Tentative Subdivision Map Extension and Design Review Permit Extension for the Wall Street Gardens Condominium project located at 580 Wall Street. The extension request will provide an additional two years to construct a 31-unit residential condominium development on a 2.03 acre lot situated on the north side of Wall Street.

Planner Murray presented the staff report. The applicant is currently working on the improvement plans for this project. Due to the current economical slowdown, they have been unable to move forward and the Nevada Commercial Center at 450 Nevada Street. With the automatic

one-year extension issued by the State of California, the total extension time will be three years. The Tree Permit associated with this project will also be extended.

Comm. Worthington stated that her initial concern with this project was the 17% slope. She asked if the fire department had modified that in any way.

Planner Murray replied that the proposed extension was reviewed by the Fire Chief, and there were no changes made.

Comm. Worthington asked if time extensions would be subject to the proposed ordinance for public noticing, and therefore be required to post a 4' x 8' sign.

Planner Murray replied that the notices for this extension were already mailed, therefore this project would not be required to post the noticing sign. Whether or not time extensions must comply with the new noticing requirements is something the Commission can discuss later in this meeting.

Comm. Spokely asked if the Commission can change any of the conditions of the original Tentative Subdivision Map at this time.

Planner Murray replied that new conditions cannot be imposed at this time. However, any codes that have changed since the original approval, the applicant would be required to comply with the new codes.

The public hearing was opened.

The applicant, Tony Gallas of 11448 Ski Slope in Truckee, California stated that his engineers have been working with City staff and have made great progress and are near completion.

Comm. Spokely asked if there will be some office space in some of the units.

Mr. Gallas replied that there will only be a leasing office.

There were no comments from the audience. The public hearing was closed.

Comm. Spokely **MOVED** to:

Adopt Planning Commission Resolution 08-22 for the
extension of the Wall Street Gardens Tentative Subdivision

Map and Design Review Permit (File # SUB EXT 05-2(A);
DRP 05-7(A) as presented.

Comm. Young **SECONDED.**

AYES: Nardini-Hanson, Spokely, Worthington, Young, Chrm.
Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

B. Design Review Permit - 13630 New Airport Road (Auburn Airport Hangar Project) - File # DRP 08-7. The City requests approval of a Design Review Permit for the construction of aircraft hangars that will be constructed at the east end of the Auburn Municipal Airport Facility.

Director Wong presented the staff report. Design review approval was granted in October of 2003. A request for extension was not filed and the application expired on October 7, 2005. The current proposal is very similar to the 2003 request with a few exceptions, as outlined in the staff report. Staff supports the request since the design, size, height, colors and materials of the proposed hangars are consistent with other existing hangars at the airport facility.

Comm. Young asked if there will be a request for additional hangars at a later date.

Director Wong replied that it is undetermined at this time.

Comm. Worthington asked if this project is consistent with the Airport Master Plan.

Director Wong replied that it is.

The public hearing was opened.

Jack Warren, Public Works Director stated that this project has a long history. Bids will be opened on the 16th of this month for a fire protection system. The hangars will be financed by individuals who will be owner/occupants.

Comm. Worthington asked if the addition will extend or widen the overflight zone or add to the noise levels.

Mr. Warren replied that a lot of the people who are on the waiting list for the new hangars already have planes at Auburn Airport. There are some who park their planes at area airports and fly in to Auburn. Therefore, he does not believe that there will be a substantial difference in air traffic.

Comm. Young asked for information about the requirements for airplane take-offs, turning, and quick elevation with regard to the Rock Creek School.

Mr. Tom Dwelle of Nella Oil in Auburn stated that the circumference of the airport is divided into different zones with the most critical at each end of the runway. Pilots are required to turn 20 degrees left upon take-off to mitigate the noise. He has heard no complaints about the noise.

Comm. Spokely asked for clarification about the new hangars being privately owned, which Mr. Warren provided.

Comm. Worthington **MOVED** to:

A. Find the project consistent with the Previous Environmental Impact Report prepared for the Auburn Municipal Airport Master Plan 2015 and the Mitigated Negative Declaration prepared for the Auburn Municipal Airport 2006 Master Plan Report.

B. Adopt Planning Commission Resolution No. 08-24 approving the City of Auburn East Area Hangar Project (File #DRP 08-7) as presented.

Comm. Spokely **SECONDED**.

AYES: Nardini-Hanson, Spokely, Worthington, Young, Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

C. **Ordinance (Public Noticing Requirements)**. The City proposes to amend the Auburn zoning ordinance relating to notices of public hearings. The proposed ordinance amendment would amend Sections 159.460 *et seq* by increasing the notification distance from 300' to 500', and adding a requirement for the provision of on-site public notification signs identifying that a proposal is being

considered for development of the site.

Director Wong presented the staff report. This ordinance amendment was initiated by the City Council. The proposed changes to the ordinance have been indicated in the staff report. Staff focused the ordinance so that only certain types of applications would need the larger signs. The proposed ordinance differs from Placer County's noticing ordinance by the limitations for certain types of projects. Typically, time extensions would not have to meet the posting requirements, however if the Commission should decide that they would like to include time extension, this can be included in the recommendation to the Council.

The Commissioners and Director Wong discussed the proposed changes.

Comm. Worthington asked if under the amended ordinance the Baltimore Ravine project would be required to place only one sign on the property.

Director Wong replied that they would have to put signs at the three entrances to the project.

Comm. Worthington stated that she feels the minimum size of 10,000 square feet is not small enough for new commercial or industrial buildings.

Comm. Spokely stated that he is concerned about the enforcement for removal of the signs once the hearing for the project has taken place.

Director Wong replied that he feels the applicants will be willing to comply since they will need to continue to work with staff on their projects.

Comm. Spokely suggested that the applicants be required to pay a refundable deposit for the signs to encourage sign removal after a project has been approved.

The Commissioners discussed the changes they would like to make to the ordinance.

Comm. Worthington **MOVED** to:

Adopt Planning Commission Resolution 08-23 recommending that the Auburn City Council adopt the proposed Ordinance Amendment as amended by the Planning Commission as follows:

New commercial or industrial buildings exceeding 3,500 square feet within the Downtown and Oldtown Design Review Districts and 10,000 square feet elsewhere in the City.

Additions to existing commercial or industrial buildings of 3,500 square feet or more within the Downtown and Oldtown Design Review Districts and 10,000 square feet or more elsewhere in the City.

The applicant shall be responsible for constructing and maintaining the sign(s) and its text in a good condition, and shall remove all sign(s) within 30 days of a final determination by the City.

The applicant shall provide a refundable deposit of \$500.00 to insure removal of the sign(s).

Comm. Nardini-Hanson **SECONDED.**

AYES: Nardini-Hanson, Spokely, Worthington, Young,
Chrm. Smith
NOES: None
ABSTAIN: None
ABSENT: None

The motion was approved.

ITEM VI: COMMUNITY DEVELOPMENT FOLLOW-UP REPORTS

- A. City Council Meetings
No report.
- B. Future Planning Commission Meetings
There may not be a meeting on October 21, 2008.
- C. Reports
None.

ITEM VII: PLANNING COMMISSION REPORTS

None.

ITEM VIII: FUTURE PLANNING COMMISSION AGENDA ITEMS

None.

ITEM IX: ADJOURNMENT

The meeting was adjourned at 7:37 p.m.

Respectfully submitted,

Susan Fraizer, Administrative Assistant